

# HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT 3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350 FAX 410-313-3042

# **February Minutes**

Thursday, February 4, 2021; 7:00 p.m.

The February meeting of the Historic Preservation Commission was held on Thursday, February 4, 2021. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

No one registered or otherwise contacted the Commission about testifying for any of the following applications.

Ms. Tennor moved to approve the December minutes. Mr. Reich seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich;

Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Kaitlyn Harvey

#### **PLANS FOR APPROVAL**

#### **Consent Agenda**

- 1. MA-20-39c 3715 Old Columbia Pike, Ellicott City
- 2. MA-20-16c 12050 Old Frederick Road, Marriottsville, HO-1149
- 3. MA-20-08c 12050 Old Frederick Road, Marriottsville, HO-1149
- 4. HPC-19-31c 3877 College Avenue, Ellicott City

## Regular Agenda

- 5. HPC-21-01 8396 Park Drive, Ellicott City
- 6. HPC-21-02 3749 Church Road, Ellicott City
- 7. HPC-21-03 3691 Sarah's Lane, Ellicott City
- 8. HPC-21-04 3800 Mulligans Hill Lane, Ellicott City

#### **OTHER BUSINESS**

- 1. Section 106 Review EBI Project #6121000270, 2179 Warwick Way, Marriottsville
- National Register Nomination to be considered by the Governor's Consulting Committee Guilford Quarry Pratt Truss Bridge, Howard County

## **CONSENT AGENDA**

# MA-20-39c – 3715 Old Columbia Pike, Ellicott City

Applicant: Michael Koplow

**Request:** The Applicant, Michael Koplow, requests Final Tax Credit approval for repairs made at 3715 Old Columbia Pike, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1900. The Applicant was pre-approved through the Executive Secretary Tax Credit Pre-Approval process, in case MA-20-39, to replace the roof after a tree fell through it.

**Scope of Work:** The Applicant submitted documentation that \$28,828.00 was spent on eligible, preapproved repairs. The Applicant seeks \$7,207.00 in final tax credits. The work complies with that preapproved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$7,207.00 in final tax credits.

**Testimony:** Mr. Koplow was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

#### MA-20-16c – 12050 Old Frederick Road, Marriottsville, HO-1149

Applicant: Sally Hebner

**Request:** The Applicant, Sally Hebner, requests Final Tax Credit approval for repairs made at 12050 Old Frederick Road, Marriottsville.

**Background and Site Description:** This property is listed on the Historic Sites Inventory as HO-1149. According to SDAT, the building on the property dates to 1920. The Applicant was pre-approved through the Executive Secretary Tax Credit Pre-Approval process, in case MA-20-08, to pour a new basement floor, repoint the interior, strengthen the first floor supports in the basement and address structural issues in the second floor supports.

**Scope of Work:** The Applicant submitted documentation that \$13,350.00 was spent on eligible, preapproved repairs. The Applicant seeks \$3,337.50 in final tax credits. The work complies with that preapproved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$3,337.50 in final tax credits.

**Testimony:** Ms. Hebner was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

## MA-20-08c – 12050 Old Frederick Road, Marriottsville, HO-1149

Applicant: Sally Hebner

**Request:** The Applicant, Sally Hebner, requests Final Tax Credit approval for repairs made at 12050 Old Frederick Road, Marriottsville.

**Background and Site Description:** This property is listed on the Historic Sites Inventory as HO-1149. According to SDAT, the building on the property dates to 1920. The Applicant was pre-approved through the Executive Secretary Tax Credit Pre-Approval process, in case MA-20-08, to replace the roof and repair/replace the porch as needed.

**Scope of Work:** The Applicant submitted documentation that \$54,356.64 was spent on eligible, preapproved repairs. The Applicant seeks \$13,589.16 in final tax credits. The work complies with that preapproved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$13,589.16 in final tax credits.

**Testimony:** Ms. Hebner was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

#### HPC-19-31c - 3877 College Avenue, Ellicott City

Applicant: Michael J. Smith

**Request:** The Applicant, Michael J. Smith, requests Final Tax Credit approval for repairs made at 3877 College Avenue, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1937. The Applicant was pre-approved in case HPC-19-31, to repoint the chimney, replace the crown and apply a waterproof coating to the chimney.

**Scope of Work:** The Applicant submitted documentation that \$5,635.00 was spent on eligible, preapproved repairs. The Applicant seeks \$1,408.75 in final tax credits. The work complies with that preapproved and the cancelled checks and other documentation total the requested amount.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve the application as submitted for \$1,408.75 in final tax credits.

Testimony: Mr. Smith was not in attendance. No further information was given or discussed.

Motion: Mr. Roth moved to approve. Mr. Reich seconded. The motion was unanimously approved.

## **REGULAR AGENDA**

### HPC-21-01 - 8396 Park Drive, Ellicott City

Applicant: Tarpley Long

**Request:** The Applicant, Tarpley Long, requests a Certificate of Approval for demolition and new construction, at 8396 Park Drive, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According the SDAT, the building on the property dates to 1899. SDAT dates are not always accurate and the building appears to look more like a 1940s Cape Cod, but the only way to determine the actual date would be to examine internal construction of the building.

In October 2020, the Applicant received Advisory Comments in case HPC-20-72 for the demolition and new addition, in preparation for this application.

**Scope of Work:** The Applicant proposes to make the following exterior alterations:

- 1) Demolish existing deteriorated 10-foot-wide garage.
- 2) Construct a 14-foot wide garage with a sunroom above the garage.
- 3) Install an elevator behind the garage.
- 4) Construct a small deck off of the new sunroom.

The addition will consist of the following components:

- 1) Rear door 2 panel wood sliding door, 12-light panels. The door will be painted white with tan trim (matching the paint scheme on the windows)
- 2) Windows Jeld Wen wood double hung 6:1 windows. The windows will be painted white with tan trim.
- 3) Siding Cedar lap siding to match the existing, to be painted the same red/brown color.
- 4) Trim Fascia and other trim to be tan to match that on existing house.
- 5) Roof Architectural shingles to match existing, which was Landmark Certainteed Cobblestone Grey approved in 2014.
- 6) Garage door 16 light transom over 12 panels, to match previously approved door from 2014 renovation. The garage door will be painted tan.
- 7) Lighting Kirkham Bronze outdoor wall light, to be installed at garage and rear deck.

The rear deck will consist of the following:

- 1) Azek deck boards in the color Tahoe, to match that on rear screened in porch (which was approved in 2014).
- 2) Balusters/Railing To match the existing screened porch in material (wood), design and color (gray/green).



Figure 1 - Garage interior



**Figure 3 - Existing front elevation** 



Figure 5 - Garage door style to be replicated. Photo circa 2018.



Figure 2 - Existing rear balusters and Azek deck boards, proposed to be used on new rear deck.



Figure 4 – Northeast side of house. Existing side elevation.



Figure 6 - Northeast side of house, proposed location of addition.

#### **HPC Review Criteria and Recommendations:**

# Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

1) Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.



Figure 7 - Existing windows and siding - design and color of each to be used on new addition.

As mentioned in the background section of this report, while SDAT dates the building to 1899, the house appears to look more like a 1940s Cape Cod, but the only way to determine the actual date would be to examine internal construction of the building. However, the subject garage does not have any features that distinguish it as a historic structure, or one of any significance.

# Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

2) Section 304 of the Commission's Rules of Procedures state, "If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.

# § 16.607. - Standards for Review.

- (a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:
  - (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.
  - (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.
  - (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.
  - (4) Whether the requested action is necessary to protect against threats to public safety.
  - (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.

The demolition of the garage will not negatively affect the exterior design of the house or the relationship of the structure to the surrounding area. The design for the new construction consists of a more appropriate enlarged garage with a sunroom above that better connects to the existing structure. The new addition appears compatible with the design, scale and proportion of the existing house, using materials that will match and be compatible with the existing structure.

#### Chapter 7: New Construction: Additions, Porches and Outbuildings

- 1) Chapter 7 recommends:
  - a. "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public way."
  - b. "For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to voids (windows are) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Fable and shed roofs are common for additions in Ellicott City."
  - c. "Design an addition to be subordinate to the historic building is size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."

The proposed addition will be attached to the side of the building and will be visible from the primary façade. However, the addition will be subordinate in size and set back off the front of the existing house. The addition will not detract from the integrity of the historic structure. The arrangement of the new windows on the side of the addition are now compatible with the existing structure and have been revised since they were first submitted for Advisory Comments. The roofline will be a gable roof, complimenting the existing roofline.



Figure 8 - Proposed side elevation of new addition.

# Chapter 7: New Construction: Additions, Porches and Outbuildings

- 2) Chapter 7 recommends:
  - a. "Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows."

b. "On any building, use materials and colors (including roof, walls, and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."

The window design has been revised from that shown in October 2020. The inappropriate curved windows have been replaced with double hung 6:1 windows that are compatible with those on the historic structure.

The materials and colors, such as the siding, rear decking, windows and roofing will match that on the existing structure (some of which were replaced in 2014 and are replacement items, not original historic features).

# Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

- 3) Chapter 7.B explains, "Decks should not be added to a historic building's primary façade or a façade highly visible from a public way. They should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on "toothpicks") and should be related in detail as much as possible to the style and character of the building."
- 4) Chapter 7.B recommends, "use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials."

The proposed deck will be located on the rear of the building, which complies with Chapter 7.B recommendations. The deck will be constructed with materials, such as the wooden railing and baluster and the Azek decking, to match that used on the screened-in porch that was approved and constructed in 2014.

**Staff Recommendation to the HPC:** Staff recommends the HPC find that the garage is not a Structure of Unusual Importance and approve the application to demolish the existing garage, construct the new garage, sunroom, elevator and rear deck addition as submitted.

**Testimony:** Mr. Reich recused himself from the proceedings for this application. Mr. Shad swore in Tarpley Long and asked Ms. Long if she had any comments on the staff report. Ms. Long had no comments.

The Commission liked the changes Ms. Long had made from her advisory case in November 2020 to this proposal specifically the changes to the windows, which now fit better with the rest of the house. The Commission agreed with Staff recommendations.

**Motion:** Ms. Tennor moved to approve the application as submitted and the demolition per the staff report. Mr. Roth seconded. The motion was approved 4-0.

### HPC-21-02 – 3749 Church Road, Ellicott City

Applicant: Gregory D. Mason

**Request:** The Applicant, Gregory D. Mason, requests a Certificate of Approval for exterior alterations at 3749 Church Road.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1830. The property is also listed on the Howard County Historic Sites Inventory as HO-58, Angelo Castle.

This property currently has a Zoning Violation, case number CE-20-012, for:

- 1) 16.106.(a) & 16.123.(a)&(c) Grading/clearing over 5,000 square feet without an approved plan that addresses storm-water management and erosion & sediment control.
- 2) 16.603 Exterior alterations made without a Certificate of Approval from the Historic Preservation Commission (HPC), including but not limited to: tree removal; installing gravel & timber framed walkways; installing the timber retaining wall; and placing fill dirt & cinderblocks around the site.

The Applicant received Advisory Comments in September and November 2020 (HPC-20-67 and HPC-20-80) from the Commission for the site alterations and proposed remediation of the site.

**Scope of Work:** The Applicant seeks approval for:

1) Planting of the following trees, shrubs and perennials:

<u>Quantity</u>	<u>Species</u>	<u>Type</u>	<u>Drawing</u>
1	American Holly	Tree	C2.1
1	Black Gum	Tree	C2.2
2	Eastern Redbud	Tree	C2.1
2	Flowering Dogwood	Tree	C2.1/C2.2
1	Green Ash	Tree	C2.1
2	Paw Paw	Tree	C2.1
2	Red Maple	Tree	C2.1/C2.2
1	Sugar Maple	Tree	C2.1
2	Allegheny Serviceberry	Shrub	C2.1/C2.2
2	Downy Serviceberry	Shrub	C2.1/C2.2
29	Fragrant Sumac "Low-gro"	Shrub	C2.1/C2.2
6	Northern Bayberry	Shrub	C2.2
5	Red Osier Dogwood	Shrub	C2.1/C2.2
2	Witch Hazel	Shrub	C2.2
95	Christmas Fern	Perennial	C2.2
81	Lady Fern	Perennial	C2.2
14	Ostrich Fern	Perennial	C2.2
9	Big Bluestem	Perennial	C2.1/C2.2
9	Muhly Grass	Perennial	C2.1/C2.2
11	Switchgrass	Perennial	C2.1/C2.2

2) Retroactive approval for the removal of the following trees (location shown on drawing C1.0):

Tree Tag	<u>Diameter</u>	
T1	16 in	
T2	18 in	
T3	14 in	
T4	17 in	
T5	18 in	
T6	17 in	
T7	14 in	
T8	14 in	
T9	16.5 in	
T10	16 in	
T11	18 in	
T12	19 in	

3) Retroactive approval for the placement of white gravel and timber edging around the perimeter of the house.

The application also contains a list of items the Applicant has labeled "List of items seeking tentative approval from the HPC but will require future submissions/permits from Howard County." These include the following:

- 1) The removal of the existing wooden retaining wall installed along the eastern slope of the property, just north of the house.
- 2) The installation of a permanent stone retaining wall in the same location as the existing wood wall (see drawing C2.3 for layout). It is understood that the existing wooden wall is not an approved structure and that a permanent stone wall will require subsequent submissions and permit applications. Pending the approval of the planting items listed above, the owner will submit for a permit for the proposed retaining wall through the Development Engineering Division.

The Commission cannot issue a tentative approval. The Applicant can request Advisory Comments or a Certificate of Approval for these items. If a Certificate of Approval is requested by the Applicant and approved by the Commission, it would be valid for 18 months. If approved work is not completed within that timeframe, the Applicant would be required to file another application for a Certificate of Approval from the Commission.

#### **HPC Review Criteria and Recommendations:**

## Chapter 9.A: Landscape and Site Elements; Topography and Water Courses

- 1) Chapter 9.A explains, "Ellicott City's natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features, and the environmental setting of historic buildings. The Historic Preservation Commission will review the impact of such proposals on the historic setting of Ellicott City and particularly on the relationship of historic buildings to their sites."
- 2) Chapter 9.A recommends, "Maintain and reinforce natural landscape elements, such as rock outcroppings. water courses and tree lines."

### Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 3) Chapter 9.B recommends:
  - a. "Retain mature trees and shrubs. Provide for their replacement when necessary."
  - b. "Include landscaping improvements as part of any construction project in locations visible from a public way. In most cases, use plant varieties native to the area."
  - c. "Retain landscaping patterns that reflect the historic development of the property. Use historic photographs or landscaping plans if these are available."
- 4) Chapter 9.B recommends against:
  - a. "The removal of live, mature trees, unless it is necessary due to disease or to prevent damage to historic structures."
  - b. "Extensive clearing for new construction that can be accommodated by more limited removal of vegetation."
- 5) Chapter 9.B states the following requires approval: "Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level."

The proposed planting plan complies with the Guideline recommendations. Mature trees were removed, but the Applicant has provided for their replacement with a variety of native trees, shrubs and perennials. The Applicant first presented a planting plan to the Commission in September 2020 (Advisory case HPC-20-67) and further refined the plan due to Commission comments and resubmitted for additional Advisory Comments at the November 2020 meeting (case HPC-20-80). The proposed landscaping pattern will be more in-keeping with historical views of the property, which was shown in photographs provided by the Applicant, in which the house was once highly visible from Frederick Road/Main Street. In recent years, the growth of trees and other vegetation blocked this view.

#### Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 6) Chapter 9.D explains, "Retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City's typical stonework can be appropriate in visible locations.
- 7) Chapter 9.D recommends, "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

The removal of the wood retaining wall and proposed construction of a stone retaining wall generally complies with the Guideline recommendations as stone retaining walls are a common site feature in Ellicott City. However, more information is needed on the proposed wall, such as complete drawings, fencing (if required) and stone color and type.

Regarding the gravel pathway added around the house, with the timber framing, the white gravel stands out highly visible against the house, brown mulch and vegetation, as shown in the image below (provided by the Applicant, dating to October 2020). The gravel does not comply with the guidelines, as it is not compatible with the setting and historic feature. A darker gravel that better blends into the landscape would be more appropriate. The timber framing does not appear highly visible from the public right of way and will change color as it ages, to a more appropriate darker color that will better blend with the setting.



Figure 9 – Image (figure 8) from application, showing property in October 2020.



Figure 10 - Historic image (figure 9) provided in application.

#### Staff Recommendation to the HPC:

- 1) Staff recommends the HPC approve the proposed planting plan and retroactive removal of the trees.
- 2) Staff recommends the HPC determine if the gravel and timber framing comply with the Guidelines and approve, deny or modify accordingly.
- 3) Staff recommends the HPC determine if enough information was presented for the approval of the retaining wall, and approve, deny or modify accordingly.

**Testimony:** Mr. Shad swore in Greg Mason and Fred Petty. Mr. Shad asked the Applicants if they had any additional comments to the staff report. Mr. Petty said he and Mr. Mason were seeking approval for the planting plan.

The Commission asked the Applicants to give more information on the stone retaining wall that is to replace the timber retaining wall. Mr. Mason explained his hope to have the planting plan approved and was willing to discuss the gravel and retaining wall further. Mr. Mason said he was aware of Staff's comments and was willing to add a colored gravel of the Commission's choosing over the current gravel on the property. Additionally, he said the retaining wall would be a gray Pennsylvania fieldstone with the vertical height of the wall shown on C2.3 in his application. Mr. Petty said his understanding of the process was to seek a permit for the stone wall which would address the wooden retaining wall in violation and what has been submitted to the Commission in terms of the retaining wall was not the final engineered plan for permit.

The Commission said the planting plan could be approved as submitted agreed that the white gravel should be covered with another layer of stone, in a different color, not bright white. The Commission asked for more detail on the retaining wall and a better representation of the proposed wall. Mr. Mason referenced C2.3 of his application to provide height specifications to the Commission and asked if he should submit a sample of the stone. The stone intended for use will be a gray Pennsylvania stone to match the color of the house as much as possible.

Ms. Tennor clarified the look of the retaining wall was to be dry stack. Mr. Mason confirmed it would be similar to what is shown on C2.3 which is a dry laid stone wall. Ms. Tennor asked if the wall would be tapered and Mr. Mason affirmed the wall would be tapered. Ms. Tennor asked about the color of the wall. Mr. Mason said the wall would be gray and as close to the stone that is on the house. Mr. Petty said the wall would be similar to in appearance to Figure 7b from the application, but would not be a mortared wall.

Ms. Holmes asked the Applicants if the mustard color outline on phase 2 and 3 was the proposed shape of the retaining wall. Mr. Mason said the mustard outline was the proposed shape of the wall. Ms. Holmes said the wall detail looked like an outdoor fireplace. Mr. Mason said what Ms. Holmes was looking at was the sideview or section of the wall and the dimensions for the wall were 30 feet long by 44 inches at the base and 34 inches at the top of the wall. Ms. Holmes asked if the tie stone would run the entire length of the wall. Mr. Mason said the tie stone would run the entire length of the wall. Mr. Mason said there would be 2-3 foot sections of stone.

Ms. Zoren and the Applicants discussed if a fence would be needed on top of the wall. Mr. Mason said the wall would be 32 inches tall, he was unsure if a fence would be needed and would have to speak to Permitting. Ms. Zoren said Applicants would have to submit that request to the Commission if a fence was needed on the stone retaining wall. She recommended that a layer of a more neutral gravel color to be placed on top of the bright white gravel would help to fade the brightness of what was placed. Ms. Mason confirmed he would add 1 to 2 inches of a gray #57 stone.

Mr. Shad asked if there was a difference in height of the walls or a step down. Mr. Petty said that the lower retaining wall will be 32 inches farther down the hill than the high retaining wall and it would be a stepped wall. Mr. Shad asked if the difference would be a 32-inch drop to the lower retaining wall. Mr. Petty said that was correct. Mr. Shad asked if the wood retaining walls would be completely removed and the stone walls were to replace the wooden retaining walls. Mr. Mason said the wood retaining walls would be removed. Mr. Shad said the phase 3 plan showed one wooden retaining wall and asked if the wood retaining wall would be eliminated. Mr. Mason said the wood retaining wall would be eliminated.

Mr. Reich discussed the planting plan schedule with the Applicants and asked for clarification of the American Holly trees size as they are listed as planted 25-60 feet in height. Mr. Mason said the 60-foot American Holly referenced on the plan reflected the full growth height of the tree. Mr. Reich wanted the record to reflect clarification that the size of trees will be nursery trees approximately 6-8 feet in height at installation and not what is reflected in the planting schedule. Mr. Mason said the trees especially on the slope will be smaller and will need to grow to mature height. Mr. Reich asked the Applicants to provide a photograph of the actual retaining wall product that will be used to Staff.

Mr. Roth suggested that Staff approve the particular stone used on the retaining walls and have more gravel placed over the white stones.

**Motion:** Mr. Roth moved to approve the proposed planting plan and retroactive removal of trees. Approval of the timber framing bordering the gravel and require more subdued color of gravel be added to the current gravel with Staff approval of the gravel color. Approval of the retaining wall with Staff approval of the particular stone to be used. If the wall needs a fence on the wall, the Applicant will have to come back before the Commission. Ms. Tennor seconded. The motion was unanimously approved.

## HPC-21-03 - 3691 Sarah's Lane, Ellicott City

Applicant: Kimberly Kepnes

**Request:** The Applicant, Kimberly Kepnes, requests a Certificate of Approval to construct a porch/balcony and make other exterior alterations to the building and landscape at 3691 Sarah's Lane, Ellicott City.

**Background and Site Description:** This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains:

The traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833. "Mount Ida" was certainly complete by 1836. The house was designed and the building of it supervised by Baltimore architect R. C. Long, but whether it was the father or the son depends on when construction commenced. The house is in the astylar idiom of neoclassicism, with a hint of influence from the Greek Revival. It is built of rubble stone and was roughcast from the beginning, which helped to give it monumentality. This monumentality is also reinforced by the use of immense pilasters at the comers of the house. The ashlar stonework of the foundation is exceptionally fine.

The Inventory form provides the following description of the northwest elevation:

The northwest elevation center bay has steps down to a doorway to the basement. The paired doors [basement] are new. The stairs have roughcast cheek walls topped with concrete copings. There is a one-story portico with roughcast piers set on the cheek walls. There is no porch deck to the portico, and the roof is a low hip. The first story has a doorway with a pair of three-panel doors like those on the southeast, but with no fillet on the panel molds.

In October 2020, the Applicant presented an application to the Commission in case HPC-20-70 for approval of certain exterior alterations and advice on the northwest porch.

**Scope of Work:** The application consists of the following scope of work:

- 1) Driveway Entrance Columns The piers will be concrete block with smooth surface parging, painted Maryland Gold to match the building. The top cap will be a bluestone slate. The pillars will be approximately 22 feet from the road and will be on each side of the driveway. The pillars will be 60 inches high and 25 inches wide and deep.
- 2) Drive Column Lights The Applicant seeks approval for both lantern options submitted, to be installed on the proposed columns. The Bellagio is a hardwired light, and the Gama is a solar powered light. The preference is for hardware, but it is unknown if wiring will be possible.
- **3) Construct first floor porch/balcony** The Applicant proposes to construct a new first floor porch/balcony as per the specifications provided int eh application.
  - **a. Flooring** The flooring will be 4" tongue and groove cedar flooring painted gray, to match the existing porch ceiling.
  - **b.** Framing/Trim The balcony will be framed with 2x10 trim board and painted white, to match existing door and window trim.
  - **c. Steps** Access to the balcony will be provided with four granite steps (the plan is in correct in showing wood stairs).
  - **d.** Railings Pickets will be 2" square pickets and made of cedar. They will be painted white, to match existing building trim. The height and design were not specified in this application, but most likely will match that approved for the second-floor porch on the other side of the building. This can be confirmed at the meeting.

- **e. Lower Portion of Columns** The lower portion of the columns will be painted dark gray, to match the existing entry doors (application notes this as a recommendation during the previous round of Advisory Comments, but staff cannot find the comment).
- **f. Basement Porch Ceiling** The application states drywall, but this has been updated via email with the Applicant to be wood beadboard, painted white with two ultra-thin LED recessed light fixtures with white trim.
- 4) Shutters The Applicant proposes to replace all missing shutters, which have not existed on the building for many years. There will be 16 pairs of shutters installed, and they will be properly sized to fit each window, be wood and painted dark green to match existing door color. The shutters will be operable with hinges and holdbacks (black powder coated metal). The Applicant seeks tax credit pre-approval for the work. The shutters for the floor to ceiling windows overlooking Church Road will be nested, as they appear in the HABS/HAER documentation.
- 5) Adding a sidewalk to left side porch entry and removal of lower concrete steps and railing from existing door (current service entry, to the right of proposed porch) The Applicant proposes a slate sidewalk. For this area, the Applicant explained, "We want to be sure the approaches left to right (the left side being the entry to the new balcony and the right side being the approach to the side door with what will become the ADA entry) is balanced and blends into the landscape."
- **6) Removal of concrete steps and walkway** Removal of the concrete steps and walkway to the right of the proposed porch, leading to the existing service entry door. New walkway will be subject to a future application, see below.
- 7) Perimeter fencing Installation of approximately 1,063 linear feet of four board fencing, to be 48 inches high. The posts will be pressure treated wood, boards will be oak. The fence will be painted white. Post caps will be black.

# Items that are not part of the current application, but shown on the site plan include for discussion purposes:

- 8) Parking Lot striping and corresponding signage. This will require approval at a later date, when more details are available in order to submit an application, but it is shown on the plan for a comprehensive look at the project.
- 9) Construction of ADA ramp and path See number 6 above. The Applicant will remove the existing concrete steps and walkway with plans to install an ADA access. Possibly to be paved in bluestone, or tinted poured concrete. This item will be deferred to a future application as the walkway design and materials have not been finalized.



Figure 11 - Existing conditions. Concrete pad in front of porch to be removed. Concrete steps and landing to be removed and replaced with ADA ramp constructed with bluestone.

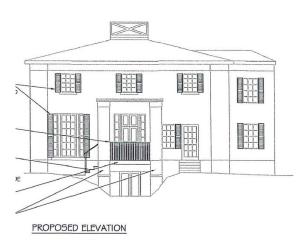


Figure 12 - Proposed porch alterations.

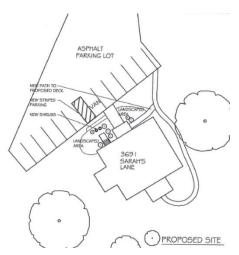


Figure 13 - Proposed site alterations (does not include proposed ADA ramp)





Figure 15 - Bluestone slate sidewalk

#### **HPC Review Criteria and Recommendations:**

### Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 1) Chapter 6.F explains, "Porches and balconies are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building. If a porch must be replaced, the replacement porch, even if simplified in detail, should reflect the visual weight of the original.
- 2) Chapter 6.F recommends, "replace deteriorated features with new materials as similar as possible to the original in material, design and finish."
- 3) Chapter 6.F recommends, "replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style."

The exact design of the original porch is unknown, but the proposal is appropriate in scale, proportion and material. The design utilizes simple square pickets, a design feature found elsewhere on the building. The design very simply fills in the existing portico with flooring, a railing and steps.

# Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

1) Chapter 7.B recommends:

- a. "On historic buildings, constructed porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks on the rear of a building in a location not facing or highly visible from a public way."
- b. "Use materials compatible with the existing building for the exposed masonry foundation or piers of a new porch. Poured concrete or concrete block foundations or piers should be given a surface treatment compatible with historic building materials."

The proposed porch will utilize a durable, historically appropriate wood for the railings and flooring. The flooring will also be painted tongue and groove wood, which complies with the Guideline recommendations and is historically accurate. The steps will be granite, a material compatible with the existing building (and used as steps elsewhere on the building) and commonly used around Ellicott City for steps.

# Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 2) Chapter 9.D recommends:
  - a. "Identify and retain site features that are important to the historic character of the site."
  - b. "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."
  - c. "Install open fencing, generally not more than five feet high, of wood or dark metal."

The proposal to remove the poured concrete steps and landing; and construct the new walkways with a bluestone slate complies with the Guidelines to use materials compatible with the setting. Bluestone is a commonly found material in the historic district and is complimentary to the historic granite found in Ellicott City.

The proposed four board fencing, to be painted white with black caps, complies with the Guideline recommendations to install open fencing of wood. The installation of the fencing will better demarcate the grounds of Mt. Ida, which otherwise blend into the Courthouse area.

#### Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

a. Chapter 9.D recommends, "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

# Chapter 9.E: Landscape and Site Elements; Outdoor Lighting Fixtures

- 3) Chapter 9.E recommends:
  - a. "Choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material."
  - b. "Use freestanding lights that are no more than six feet high for individual residential properties and no more than 14 feet high for commercial or institutional properties or for groups of residences."

The proposal to install the driveway columns with attached light fixtures complies with the Guidelines. The columns and light fixtures will be less than 14 feet high. The design of the columns will match the exterior appearance of the building and will be compatible as a result.

**Staff Recommendation to the HPC:** Staff recommends the HPC approve Items 1-6 and pre-approve tax credits for Items 3a-3f (the construction of the porch) and Item 4 (the installation of the wood shutters).

**Testimony:** Mr. Shad swore in Kimberly Kepnes and asked if Ms. Kepnes had any comments or clarifications on the staff report. Ms. Kepnes explained the exterior 4-board perimeter fencing on the original application indicated 42 inches in height while the description of the work attachment indicated 48 inches in height, Ms. Kepnes clarified the fence would be 48 inches in height. She had a modification to the application and explained that on the first-floor wood balcony, the architectural plans showed wooden steps that come from the balcony. The request had been updated to utilize granite steps that were on the property instead of the wooden steps, however she is no longer able to utilize the granite steps and would like to modify the request back to the original wood steps shown on the architectural plans for the balcony.

Ms. Kepnes provided a brief overview of her application. She said they were guided by the Advisory Comments provided by the Commission. She explained that columns on the front and side of the building are long and to shorten the look of the columns she would like to paint the lower portion of the columns gray to match the foundation. She said the stair will come off one side.

The Commission asked Ms. Kepnes about her request to remove the steps and landings on the right side of the building. Ms. Kepnes explained the steps to the right side were to the service entrance and she originally planned to remove the granite steps and repurpose them as the steps to the new balcony but is not sure that would work. Ms. Kepnes plans to return to the Commission to have ADA compliant access ramps installed in place of the removed steps to give balance to the building façade, once those plans have been developed.

Ms. Tennor asked about the concrete pad and steps located at the right side service entry. Ms. Kepnes explained the concrete components they planned on removing. Ms. Tennor asked about the use of bluestone and tinted concrete. Ms. Kepnes clarified the use of materials and said the bluestone pathway would connect the entrance to the wood balcony to the existing walkway/stairway on the side of the building. She said the future ADA ramp would be on the right side and hopefully provide visual balance to the building. Ms. Tennor said the drawings help bolster Ms. Kepnes suggestion to add shutters to the building.

Ms. Zoren said she was concerned the wooden steps would not match the monumentality of the building, even if the steps are in the back of the building as the back is often perceived as the front of the building. Ms. Zoren suggested concrete stairs set with bluestone pavers, so the bluestone could blend with the proposed walkway and it would be a less expensive way of getting a granite look. Ms. Kepnes said it was an interesting suggestion.

Mr. Reich asked Ms. Kepnes about the material for the exterior and interior face of the underside of the ceiling, the porch and trim. Ms. Kepnes explained the porch would be 4-inch tongue and grove cedar flooring painted gray to match the color of what is there now as the doors below are painted gray. The ceiling was originally going to be drywall but she worked with staff and changed the material to beadboard and trim board would be along the outside between the two columns. The balcony will be built like a deck between the two columns. Mr. Reich asked if the trim for the balcony would match the trim of the rest of the house. Ms. Kepnes explained that she would paint the trim gray to match the columns. Mr. Reich and Ms. Kepnes further discussed the material and appearance of the two main existing columns and the finish details necessitated by the new construction. They discussed painting the porch basement level trim board gray to blend in. Mr. Reich said the trim board should be finished trim, such as cedar or poplar.

Mr. Reich and Ms. Kepnes discussed the stair railing design and ADA requirements. Mr. Reich said the railing should have balusters to match the design of the porch railing, and not be built as shown in the drawings without balusters and Ms. Kepnes agreed.

Mr. Roth and Mr. Shad had no other questions. Mr. Reich said he had no problem with the driveway lights as they will be 100 feet away from the building and the choice of lights looked proportional with the size of the columns. The columns will be stucco appearance painted yellow like the house with a stone cap.

The Commission discussed the fencing included in the application and how it complied with the Guidelines as an appropriate fencing type for a country house. Ms. Zoren noted the design of the fence matches the detail on the top of the house. The Commission noted the traditional black metal fencing used in other parts of the historic district would look out of place in this location. Ms. Tennor asked if the image submitted was the final design of the fence. Ms. Kepnes explained the fence would be painted white.

**Motion:** Mr. Reich moved to approve the application including driveway columns and the two optional driveway column lights, the construction of the porch balcony and the stairs going up to the balcony with revision there is no side walls below the balcony, using a 10-inch piece of finished trim painted the same gray color and that the railing design on the stair continues the same as the design on the porch. Approval of the shutters as submitted. Option of relocating the granite steps that go to the service entrance to the side of the porch. Ms. Tennor seconded. The motion was unanimously approved.

Mr. Reich moved to approve the fencing as submitted, painted white and 48 inches high and the option of using bluestone faced concrete stairs on the side of the porch or the re-use of the granite stairway material. Mr. Roth seconded. The motion was unanimously approved.

Mr. Roth moved to preapprove tax credits as Staff recommended. Ms. Tennor seconded. The motion was unanimously approved.

### HPC-21-04 – 3800 Mulligans Hill Lane, Ellicott City

Applicant: Design Build Remodeling Group of Maryland, Leah Arthur

**Request:** The Applicant, the Design Build Remodeling Group of Maryland, requests a Certificate of Approval to make exterior alterations and construct an addition at 3800 Mulligans Hill Lane.

**Background and Site Description:** This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 2014, but this date appears to be in error. Aerial photography places the building in its current location in 1984, earlier years are not clear enough to discern. However, the architecture of the house indicates a historic double wide building with an ell, sitting on a granite foundation with a rear addition off the ell, with a saltbox roof.

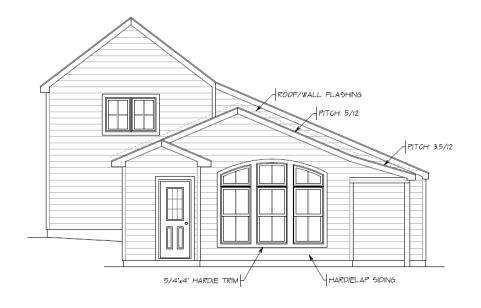
**Scope of Work:** The Applicant proposes to construct a family room addition on slab to include a mudroom, bathroom with shower, and a laundry room. A two-sided indoor/outdoor propane fireplace will also be installed and will open to a new porch area. The new addition will consist of the following elements:

1) **Side door** – Andersen E-Series Aluminum to be white, matching the existing match existing side door style. The door will be tan. The new door will a single French door (to match that labeled 03-A).

- 2) Rear door Andersen E-Series Aluminum door, to match existing door color and style (6 light over 2 panel). The color will be tan. This door will be the same style as the front door labeled 03-B
- 3) **Windows** Aluminum windows to match existing window color, tan. (Note: they will not be aluminum clad wood, just plain aluminum).
- 4) **Siding** HardieBoard Select Cedarmill lap siding, to be green to match the existing wood lap siding on the main house. The siding on the main house has an exposure of 6-5/8" and the new HardiePlank will have an exposure of 7".
- 5) **Roofing** 30-year architectural shingles to match existing roof color (which appears to be a brown roof, but due to its age, the exact color is not known. Staff has requested this information from the Applicant and they are working to determine a matching shingle).
- 6) **Exterior lighting** The application states it will be metal to match the existing, but an example of the existing lighting does not appear to be shown. The location for the new lights to be installed was not specified on the drawings or in the application. After emailing with the Applicant, the homeowner will return for this item in a future application once fixtures have been picked out.
- 7) **Gutters** 5" seamless black K-style gutters to match the existing.

The following features were not referenced in the application and were provided to staff in a follow-up email:

- 8) **Side porch roof** The drawings show a standing steam metal roof. The Applicant proposes to use an Englert metal roof system, in a color to be determined (possibly black or metallic copper). The proposed seam type is A1300, with a 1½ inch seam height spaced 20 inches apart.
- 9) **Side Porch Floor** Concrete, slab on grade.
- 10) Side Porch Ceiling 12" solid vinyl soffit on underside of porch.
- 11) **Side Porch Posts** The drawings indicate a composite wrapped post, but no information was otherwise specified in the application. The applicant stated they will be wood 6x6 painted the same green color as the house.
- 12) **Side porch fireplace** Twilight II Outdoor gas fireplace. The drawings state it will be clad in El Dorado stone or equal. Staff requested additional information and the Applicant stated the proposal is for white-washed brick.
- 13) **New Addition Foundation** The drawings shown a visible CMU foundation line. The Applicant stated it will be parged.

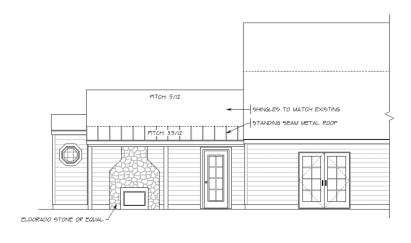


REAR ELEVATION

Figure 16 - Rear elevation



Figure 17 - Example of white washed brick for outdoor fireplace.



LEFT SIDE ELEVATION

Figure 18 - Left side elevation

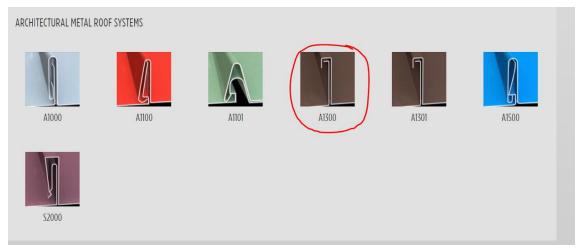


Figure 19 - Englert metal roof systems types of seams. Applicant proposes A1300 seam.



Figure 20 - Existing side exposure



Figure 21 - Existing front porch

#### **HPC Review Criteria and Recommendations:**

### Chapter 7: New Construction: Additions, Porches and Outbuildings

- 1) Chapter 7 recommends:
  - a. "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public way."
  - b. "Design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."
  - c. "Design an addition to be subordinate to the historic building is size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition

from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."

The new addition will be attached on the rear of the house, which appears to already have an addition. The new addition will be subordinate in size to the existing house and complies with the Guidelines.

## Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

- 2) Chapter 7 recommends:
  - a. "Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows."
  - b. "On any building, use materials and colors (including roof, walls, and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."

The rear windows feature an arched design, reminiscent of 1990s sunrooms. Similar to advice provided in case HPC-20-72 for 8396 Park Drive, the windows would be more compatible in a double hung fashion with rectangular transoms as needed for additional light.

The proposed siding is HardiePlank lap Cedarmill, which has a wood grain. The use of this material complies with the Guidelines as it is both similar to and compatible with the existing wood lap siding. Since it is a rear addition, it will not be highly visible.

# Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

3) Chapter 7.B recommends, "on historic buildings, construct porches of painted wood rather than poured concrete, metal or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks (with railings but no walls or roofs) on the rear of the building in a location not facing or highly visible from a public way).

The porch flooring is proposed to be concrete slab, but the Guidelines recommend against concrete slabs. A bluestone paver is more typically seen in circumstances where a porch is on slab and wood is not an option.

The porch posts will be wood, which complies with the Guidelines to construct porches of wood. However, the ceiling is proposed to be vinyl, when a wood beadboard would be more typical and appropriate.

### Chapter 7.A.5: New Construction: Additions, Porches and Outbuildings; Building Additions, Materials

- *4) Chapter 7.A.5 recommends:* 
  - a. "On any building, use exterior materials and colors (including roof, walls and foundation) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."

b. "Roofing material may be similar to historic roofing material on the existing building or may be an unobtrusive modern material such as asphalt shingles. Asphalt shingles should be flat and uniform in color and texture."

The proposed metal roofing is proposed to be used on the new porch roof, a historically appropriate location for only using metal when the remainder of the house is asphalt. However, the seam type proposed, the A1300, is square and modern and is not historically appropriate. A more historically appropriate seam, better replicating a hand seam, would be the A1000 seam.

The Applicant has not yet determined the color, but was looking at the metallic copper or black color. The metallic copper color is not appropriate, since it will not weather and age in the manner that real copper ages; and copper should be used instead if this color is desired (the building at 8329 Main Street used copper for the porch roof and it has aged to a dark patina). The Applicant also asked what color has been approved for historic use. There is not an approved color chart, but historically appropriate colors include gray, black and red.

The proposed white-washed brick fireplace complies with the Guideline recommendations as brick is a historic building material and compatible with historic Ellicott City stone and wood buildings.

### Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Determine if the proposed aluminum material for the windows and doors is appropriate and approve, deny or modify accordingly.
- 2) Determine if the arched rear windows are appropriate and approve, deny or modify accordingly.
- 3) Approve the overall shape and design of the addition.
- 4) Approve the proposed Cedarmill Hardie lap siding, to be painted green to match the existing siding color.
- 5) Approve the asphalt shingle roof, in a brown color to match the existing roof.
- 6) Approve the new 5" k-style black gutters.
- 7) Determine if there are enough details provided for the exterior lighting, and whether or complies with the Guidelines recommendations, and approve, deny or modify accordingly.

Regarding the side porch, Staff recommends the HPC:

- 1) Determine if the A1300 seam is appropriate, and approve, deny or modify accordingly.
- 2) Determine if the concrete porch floor is appropriate, and approve, deny or modify accordingly.
- 3) Determine if the 12" solid vinyl soffit/ceiling on underside of porch is appropriate, and approve, deny or modify accordingly.
- 4) Approve the 6x6 wood porch posts, painted green to match the house.

Approve the Twilight II Outdoor gas fireplace, clad in a white washed brick.

**Testimony:** Mr. Shad swore in Todd Swanson, Leah Arthur and Jeffrey Fitchett. Mr. Shad asked if the Applicants had any comments or clarifications on the application. The Applicants had no clarifications.

Ms. Zoren asked the Applicants to clarify the material facing the fireplace and chimney and asked if there was a photo of the El Dorado stone to be used. Mr. Swanson said the structure would be whitewashed brick and the fireplace will be ventless because it is outside. Ms. Zoren asked for clarification on the octagon window. Mr. Swanson said the window had been changed to a rectangular window. Ms. Zoren asked if the Applicant would continue the top part of the chimney up above the roof so the chimney looked like it was real. Mr. Swanson said that extending the chimney had not been discussed. Ms. Zoren asked for the other Commissioners to weigh in on the chimney length and design. Ms. Zoren said the shape and new window patterns were a big improvement.

Mr. Roth said he agreed with Ms. Zoren about the fireplace having a chimney stop unrealistically below the roof.

Ms. Tennor agreed with the staff comments regarding the concrete slab porch floor and asked the Applicants to add a paver to the porch concrete slab as Staff suggested. Mr. Swanson said there is an existing concrete pad that currently leads to the front door. Ms. Tennor explained the paver would make the slab more historically appropriate and asked if the owner would consider it. Mr. Fitchett said it was something he considered doing after the project was completed. Ms. Holmes asked if the Applicant would modify their application to have a bluestone or slate paver on top of the concrete, since the Guidelines recommend against new slabs of concrete The Applicant, Staff and the Commission discussed Guideline requirements. The Applicant agreed to put stone pavers on top of the 4x2 concrete pad.

Ms. Tennor suggested using wood beadboard for the ceiling of the porch instead of vinyl. Mr. Swanson agreed to utilize wood beadboard. Ms. Tennor asked if the color of the ceiling would be white like the other trim. Mr. Swanson said the ceiling would be white.

Mr. Reich said the overall design of the addition fit and was compatible with the existing house. He asked for clarification on the dimensions of the HardiePlank siding, since the application states the siding will be in the same dimension and color of existing siding. Ms. Arthur clarified the HardiePlank siding was a half inch different than the existing siding. She noted there was a cedar shortage when the application was submitted and the closest siding was a HardiePlank with a 7-inch profile, while the original siding has a 6.5-inch profile. Ms. Arthur said she would make sure the HardiePlank siding would match the existing trim profile and color of the existing siding. If cedar siding could be found, it would be used instead. Ms. Holmes asked the Applicant if the proposal is still to use HardiePlank with the option to use cedar. Ms. Arthur said he would like to use cedar but there is a chance he would not be able to get it and would like HardiePlank as an option.

Mr. Reich and Mr. Shad discussed the roof profiles with the porch being a straight standing seam roof with mention of the application stating asphalt shingles would be on the rest of the addition. Ms. Arthur said the metal roof would only be over the porch with A1000 profile.

**Motion:** Ms. Tennor moved to approve the application as submitted, with:

- 1) Items 1, the aluminum material for windows and doors since it is an addition to the rear and not visible from the street,
- 2) Item 3 the overall shape and design of the addition, approving the proposed cedar siding, painted green to match the current siding.
- 3) Asphalt shingle roof in the brown color and a shingle that matches the existing roof and 5 inch K-style black gutters.
- 4) The side porch, approve the revised metal standing seam roof profile to A1000
- 5) The concrete porch floor, the Applicant has agreed to add bluestone or slate pavers on top of the concrete.
- 6) Item 3, the solid vinyl soffit and ceiling has been modified to be a wood beadboard painted white like other trim.
- 7) Approving 6x6 wood porch posts painted green to match the house and existing porch.
- 8) Approving Twilight II outdoor gas fireplace and white washed brick. Modification of the chimney to extend above the roofline to be submitted to Staff for approval.

Mr. Reich seconded. The motion was unanimously approved.

**Second Motion:** Ms. Tennor moved to approve the windows as submitted in the subsequent revision that show double hung verses the arched windows and the removal of the octagonal window will now be a small double hung window. The Applicant will use cedar siding with the option to use HardiePlank siding if cedar is not available.

Mr. Reich seconded. The motion was unanimously approved.

### **OTHER BUSINESS**

Beth Burgess, Executive Secretary

 Section 106 Review – Invitation to Comment on EBI Project #6121000270, Turf Valley -Waverly Woods, 2179 Warwick Way (Lot A-1), Marriottsville, Howard County, Maryland.

The Commission discussed the dimensions of other tree antennas in the state since additional plans for the review were requested by Ms. Holmes but were not received. Based on the dimensions of other tree antennas and other viable locations nearby that would not be in the viewshed of the historic mansion, the Commission found the request to have an adverse effect to the historic viewshed.

**Motion:** Mr. Roth moved to send a letter stating the adverse impact based on the information provided and mitigation to reduce height of the structure or relocation.

National Register Nomination – Guilford Quarry Pratt Truss Bridge, Howard County.

To be considered by the Governor's Consulting Committee on February 23, 20201. If the Commission has any comments on whether the property should be nominated, they can be sent to MHT, to the attention of Mr. Peter Kurtz.

Mr. Roth said the bridge was the last remaining parts of the Guilford quarry industrial operation.

**Motion:** Mr. Roth moved the Commission notify the National Historic Trust that the Commission supports the nomination of the Quarry Pratt Truss bridge. Mr. Reich seconded. The motion was unanimously approved.

Mr. Shad moved to adjourn the meeting at 9:19 pm. Mr. Reich seconded. The motion was unanimously approved.

	icott City or Lawyers Hill Historic District Design
Guidelines.	
Allan Shad, Chair	Samantha Holmes, Preservation Planner

6

Kaitlyn Harvey, Recording Secretary